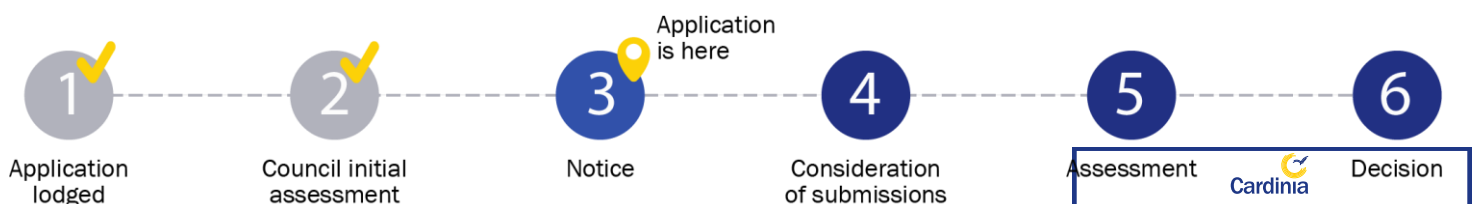


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP103029 V9647 F805 4210 South Gippsland Highway, Caldermeade VIC 3984
The application is for a permit to:	Two lot subdivision
A permit is required under the following clauses of the planning scheme:	
35.06-3	Subdivide land,
42.01-2	Subdivide land
44.04-3	Subdivide land
APPLICATION DETAILS	
The applicant for the permit is:	Beveridge Williams
Application number:	T250572
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code. 	
HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	05 December 2025
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



ADVERTISED MATERIAL
Planning Application: T250572
Date Prepared: 19 November 2025

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Application Summary

Portal Reference A325875H

Basic Information

Proposed Use Two lot subdivision

Current Use The site is a rural property used for agricultural purposes (cattle grazing). A single dwelling is situated on the land.

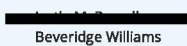
Site Address 4210 South Gippsland Highway Caldermeade 3984

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Preferred Contact	 Beveridge Williams	1 Glenferrie Rd, Malvern VIC 3144	M: 0479-193-201 E: mcdowellj@bevwill.com.au

Cardinia
ADVERTISED MATERIAL
Planning Application: T250572
Date Prepared: 19 November 2025

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1967. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 18 To subdivide land into two lots	\$1,496.10	100%	\$1,496.10
Total			\$1,496.10

Documents Uploaded

Date	Type	Filename
19-09-2025	Subdivision Plan	Appendix A _ Volume_9647_Folio_805.pdf
19-09-2025	Explanatory Letter	2301486 - 4210 South Gippsland Highway Caldermeade - Town Planning Report .pdf
19-09-2025	Additional Document	Appendix B _ 2301486_CP_V06.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

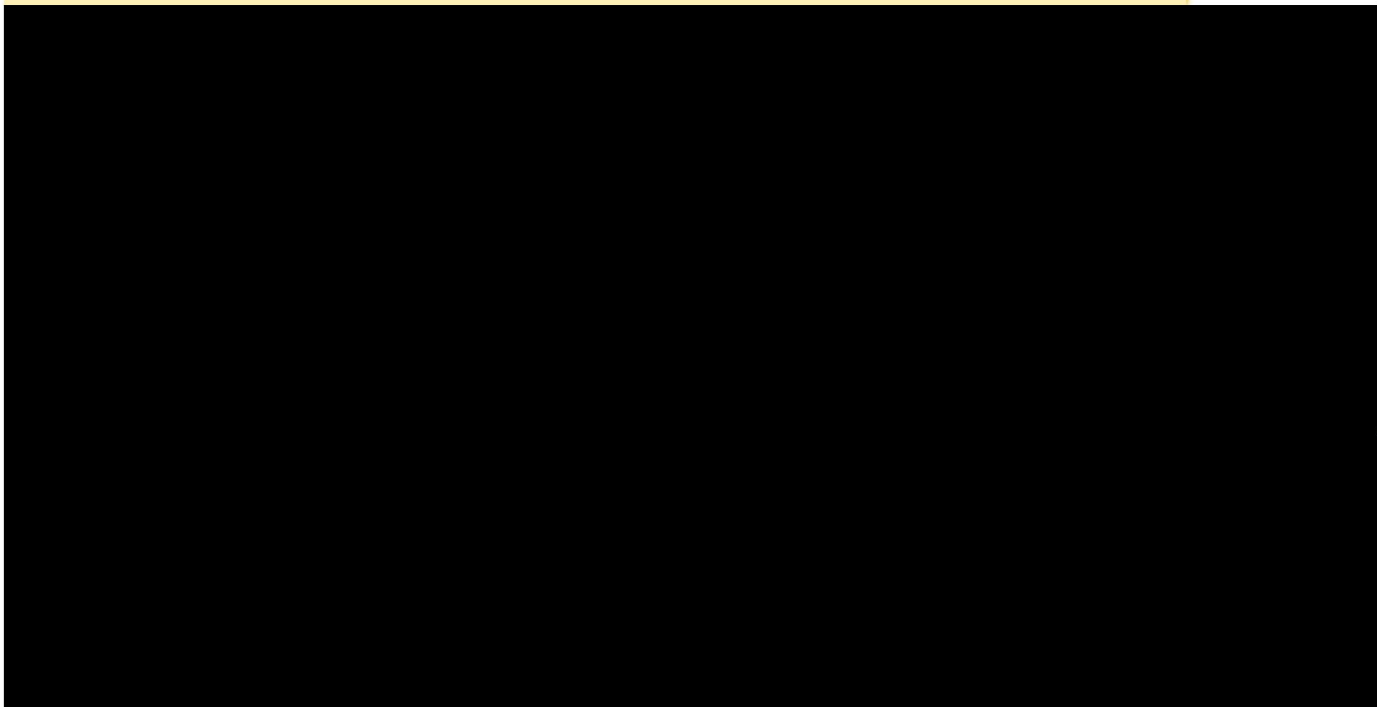
Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

☐ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit



ADVERTISED MATERIAL

Planning Application: T250572

Date Prepared: 19 November 2025

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

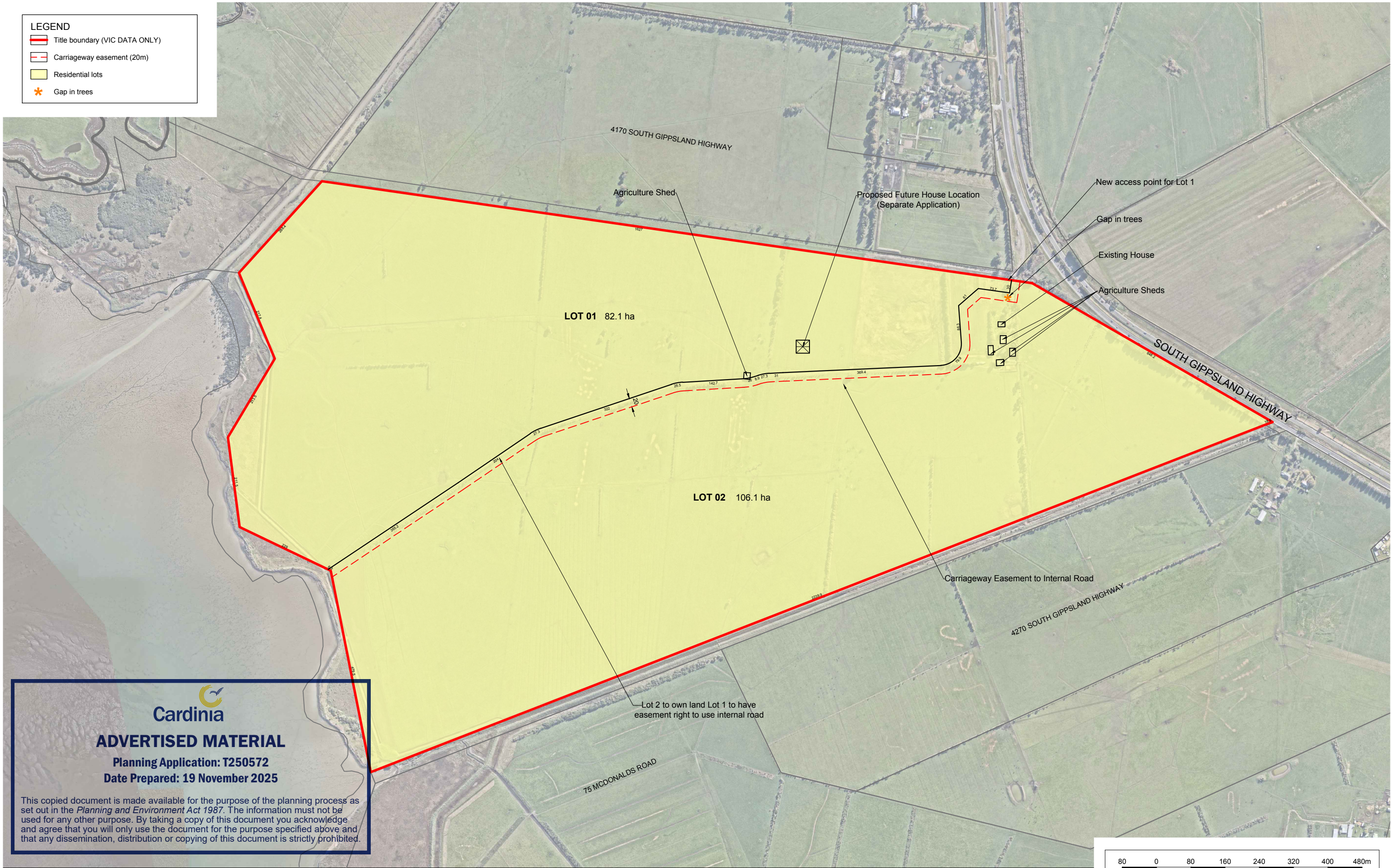
Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

LEGEND

- Title boundary (VIC DATA ONLY)
- Carriageway easement (20m)
- Residential lots
- Gap in trees



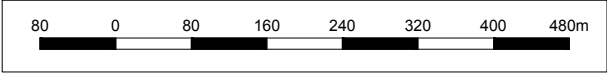
Cardinia

ADVERTISED MATERIAL

Planning Application: T250572

Date Prepared: 19 November 2025

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



03	26.09.2023	Updated based on comments	OX	WEB	Date: 14.10.2025
04	09.07.2024	Updated based on council's comments	OX	WEB	Version No: 07
05	15.08.2025	Updated as per client's comments	OX	WEB	Job No: 2501039
06	19.09.2025	Updated as per comments	OX	JM	Scale (A1): 1:4000
07	14.10.2025	Updated as per comments	OX	JM	(A3): 1:8000
Version	Date	Description	Drafted	Approved	

Q:\MEL\JOBS\JOBS DATA\2501039 - 4210 SOUTH GIPPSLAND HIGHWAY CALDERMEADE\UD\CAD\2501039_UD_BASE01.DWG

Planning Report

Proposed 2-Lot Subdivision

4210 South Gippsland
Highway
Caldermeade

Client

Donald Pownceby

Issued

30/08/2025



Melbourne Office
1 Glenferrie Road
PO Box 61
Malvern VIC 3144
Tel: (03) 9524 8888

beveridgewilliams.com.au

BW
Beveridge Williams



1 INTRODUCTION

Beveridge Williams acts on behalf of the landowner at 4210 South Gippsland Highway, Caldermeade. This application seeks approval to subdivide the land into two lots.

This report provides an assessment of the proposal against the relevant provisions of the Cardinia Planning Scheme, including the considerations of the subdivision under the Rural Conservation Zone – Schedule 1, Land Subject to Inundation Overlay, Floodway Overlay & Schedule, Environmental Significance Overlay – Schedule 2 and land adjacent to a road in a Transport Zone 2.

We find that the proposed lots are both of ample size to sustain ongoing agricultural use into the future. It is envisioned that both parcels will continue to be used for cattle grazing. The land is predominately cleared pasture and can be subdivided without any significant impact on biodiversity or appearance of the landscape. The lots created are much larger than the minimum subdivision size of the zone and will blend with the surrounding layout of property boundaries.

Our assessment concludes that the proposed subdivision responds positively to the objectives of the Cardinia Planning Scheme, and the proposed lot design provides for orderly development. On this basis, we respectfully request that Council issue planning approval for the subdivision.

The table below provides a summary of the site, the proposal, and relevant controls.

Table 1: Application Summary

Site Address	4210 South Gippsland Highway, Caldermeade VIC 3984
Title Particulars	Lot 1 on Title Plan 103029P in Volume 08761 Folio 368
Restrictions/Caveats	Caveat AW616655B – Transfer of Land
Site Area (approx.)	186.9 ha
Current Land Use	Cattle grazing and associated rural dwelling
Proposal	2 lot subdivision
Applicable Zones and Overlays	Rural Conversation Zone – Schedule 1 (RCZ1) Environmental Significance Overlay – Schedule 2 (ESO2) Land Subject to Inundation Overlay (LSIO) Floodway Overlay (FO)
Permit Triggers	Clause 35.06-3 – A permit is required to subdivide land in the Rural Conservation Zone Clause 42.01-2 – A permit is required to subdivide land in the Environmental Significance Overlay Clause 44.03-3 – A permit is required to subdivide land in the Floodway Overlay

	Clause 44.04-3 – A permit is required to subdivide land in the Land Subject to Inundation Overlay Clause 52.29-2 – A permit is required to subdivide land adjacent to a road in a Transport Zone 2
Assessing Authority	Cardinia Shire Council
Applicant	Donald Pownceby



2 SUBJECT SITES AND CONTEXT

2.1 Subject Site

The subject site at 4210 South Gippsland Highway, Caldermeade is an irregular shaped parcel of land of approximately 186.9 hectares, located around 4.2km southeast of the Koo Wee Rup township. The site abuts the South Gippsland Highway to the east and Western Port Bay to the west, with access via a service road from the South Gippsland Highway. The site is surrounded to the north and south by similarly zoned Rural Conservation land, to the east by land within the Green Wedge Zone, and to the west by land subject to the Public Conservation and Recreation Zone associated with Western Port Bay. There is an unmade government road abutting the site's northern boundary and a drainage reserve directly to the southern boundary.

Currently, the site is an operating agricultural farm, with a substantial number of cattle being managed on the land. A single cattle-herder's dwelling is occupied by the Site and Operations Manager. It is located towards the north-eastern corner of the site. Several outbuildings and fenced areas adjoin the dwelling, which are associated with the agricultural use. The site is accessed via a service road, which connects to the South Gippsland Highway. While the South Gippsland Highway is within the TRZ2, this zone does not abut the existing entry to the property.

Vegetation within the site is limited and generally consists of planted trees to the eastern boundary and some windrows. A vehicle accessway runs through the centre of the site. An easement is situated in the eastern extent of the site, which is associated with the Monomeith Drainage easement (E-1).



Figure 1: Site Aerial (Source: Nearmap)



2.2 Surrounding Areas

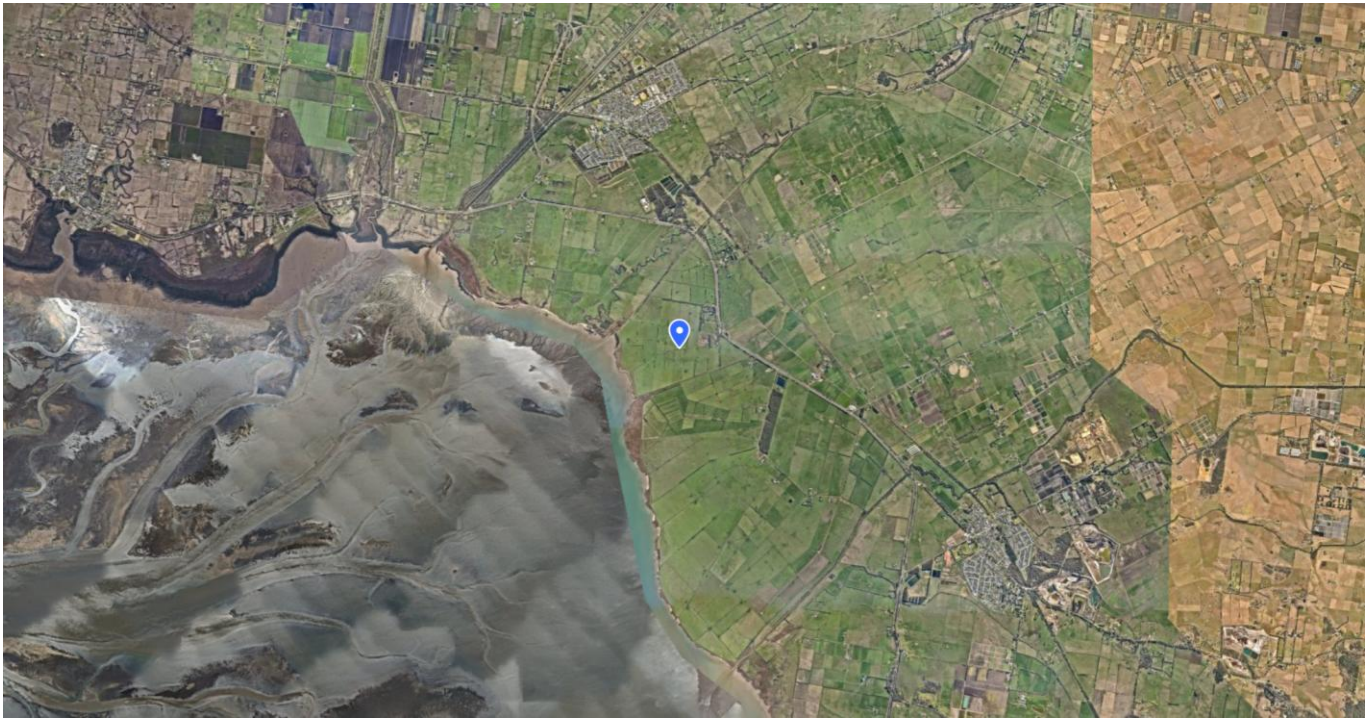


Figure 2: Surrounding Area (Source: Nearmap)

The site is broadly located within the Cardinia Western Port coastal hinterland area, which primarily constitutes rural residential and small to medium scaled agricultural land use. The area is generally used for cattle grazing, with some crop cultivation and rural tourism businesses also established. The closest rural township is Koo Wee Rup which is approximately 4 kilometres southwest of the subject site.

Lot sizes of 40 ha are common within the region, with larger rural properties also present on the LASSI interactive map. Smaller lots increase in frequency to the southeast near Lang Lang River. Small, rural residential lots of around 2ha also are distributed amongst the larger lots.



3 PROPOSED SUBDIVISION

It is proposed to subdivide the current allotment into two parcels of 82.1 hectares (Lot 1) and 106.1 hectares (Lot 2).

Access to Lot 1 will be provided via a new access gate, which will be installed immediately west of the current access point. The existing gate will be used to access Lot 2. Both gates connect to the South Gippsland Highway service road at a point where the RCZ1 applies to both the service road and the property.

As only a single new lot is proposed, traffic impacts are anticipated to be negligible and absorbed by safe access to the South Gippsland Highway via the existing service road.

The current agricultural use present on the land will continue to operate. The proposed lot sizes have been carefully considered, to ensure that both created parcels can adequately support feasible ongoing agricultural activities in the form of cattle grazing if they were eventually separately owned.

Subject to a potential future application, it is noted that our client could apply to Council to construct a dwelling at the future house location shown on the Concept Plan version 7.

No vegetation is proposed to be removed in order to facilitate the subdivision. No change is proposed to the ground levels on the land, and accordingly no change in stormwater flows is anticipated.

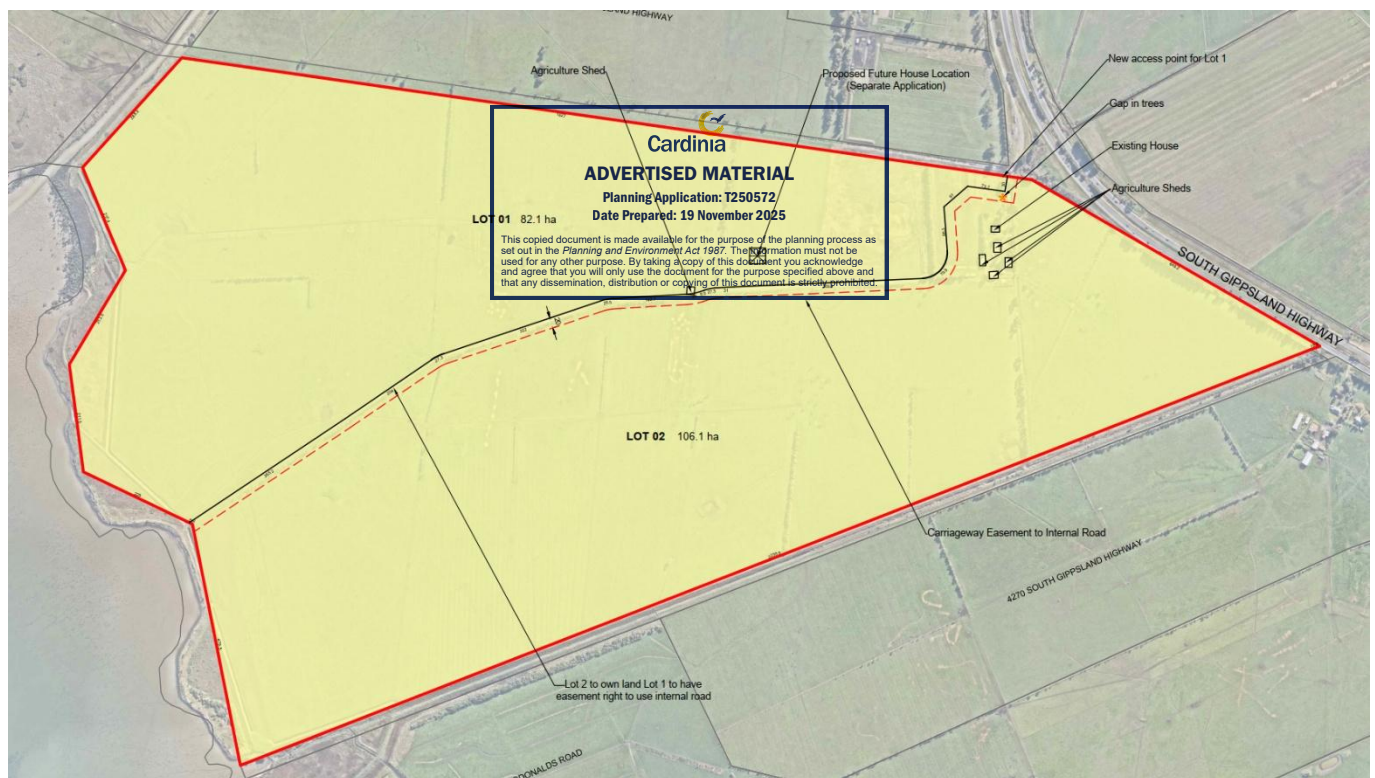


Figure 3: Proposed Subdivision

4 PLANNING CONTROLS

Rural Conservation Zone (RCZ1)

The site is located within the Rural Conservation Zone – Schedule 1.

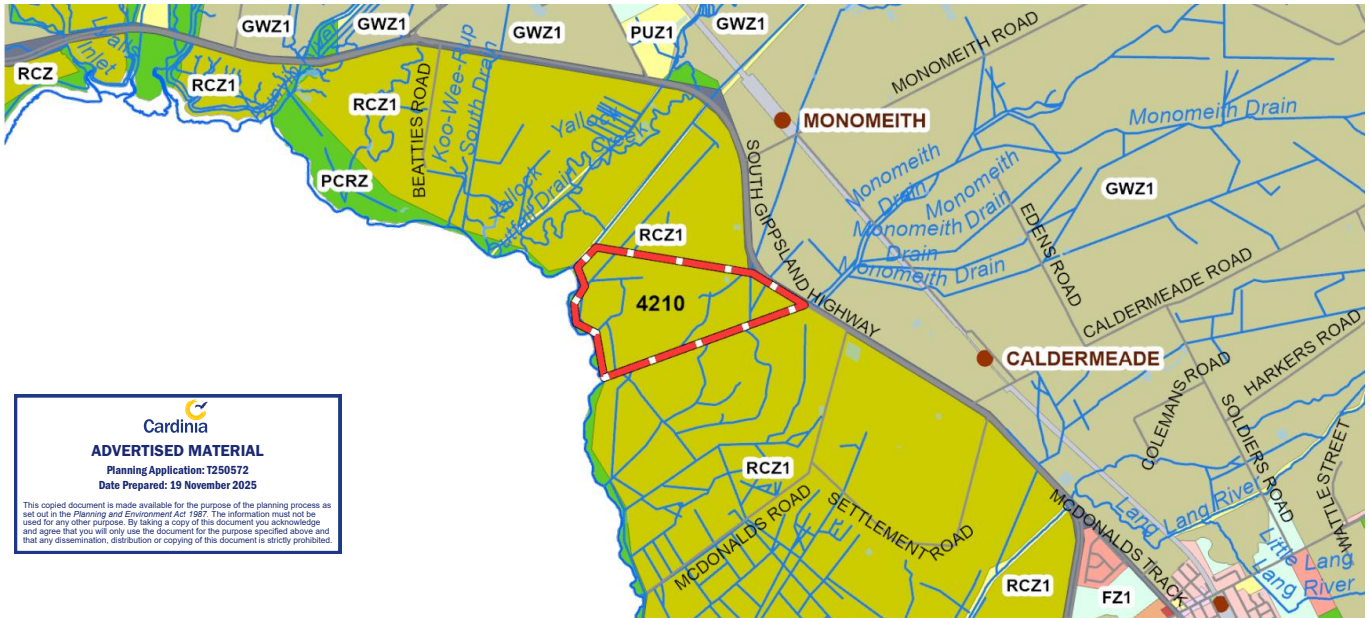


Figure 4: Zone Map (Source: VicPlan)

The purpose of the RCZ is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve the values specified in a schedule to this zone.
- To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.
- To protect and enhance natural resources and the biodiversity of the area.
- To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.
- To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.
- To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.

The schedule to the zone discusses the need to protect environmental and landscape values, including habitat and natural resources.

The subdivision of the land will create two parcels of a size more consistent with the surrounding lots and that will provide the farm operator with more viable land and leverage management opportunities from a management perspective.

The current use of the land for cattle grazing is consistent with the RCZ, the proposed subdivision will allow the land to continue to be used for agricultural purposes, whilst consistent with the protection of environmental and landscape values. Sustainable land management practices will remain feasible for cattle grazing activities, whilst maintaining rural presentation to the surrounding area.

Pursuant to **Clause 35.06-3**, a permit is required to subdivide land. The minimum lot size is defined through the schedule of the zone and is 40ha.

The proposed subdivision will create lots of 82.1ha and 106.1ha, meeting the minimum subdivision requirement of the RCZ1. This minimum lot size suggests that lots much smaller than proposed can continue to support viable farming opportunities. The proposed lots will have no impact on continuing farming operations.

Clause 35.06-6 outlines a series of decision guidelines relevant to the use of land, buildings and works and subdivision under the headings: General Issues, Agricultural Issues, Environmental Issues, and Design and Siting Issues.

An assessment of the proposal against the relevant decision guidelines is provided at Section 5 of this report.

Environmental Significance Overlay - Schedule 2 (ESO2)

The subject site includes land subject to the ESO2 along its western border where it interfaces with Western Port Bay. The Environmental Significance Overlay seeks to *identify areas where the development of land may be affected by environmental constraints* and to *ensure that development is compatible with identified environmental values*.

A permit is required to subdivide land under **Clause 42.01-2**.

The proposal supports the decision guidelines of the ESO2. The proposed subdivision will not result in the need to remove any vegetation, and no works are proposed. The proposed subdivision will therefore have no detrimental impact on the ESO2 purpose to respect sensitive vegetation in the area.

The subdivision will not adversely affect the environmentally sensitive areas of Western Port, as no buildings or vegetation removal are proposed. Coastal processes will remain undisturbed, and the subdivision layout avoids any impact on the coastline. The land will continue to be used for cattle grazing, which is compatible with the environmental values of the area. No effluent disposal systems are proposed as part of this application, and the soil and water capacity will remain unchanged. Native flora and fauna habitats will be preserved, and the landscape character of the area will be maintained. The subdivision does not involve any excavation or fill and therefore poses no risk to coastal acid sulphate soils.



The proposal aligns with the Port Phillip and Westernport Regional Catchment Strategy and the State Environment Protection Policy (Waters of Western Port Bay and Catchment). No vegetation identified as environmentally significant will be impacted (or any other vegetation), and the subdivision provides opportunity to retain ecological values through ongoing rural land management. Measures to prevent environmental degradation include proper land management as part of the operation of the farms.

Floodway Overlay (FO)

The site is marginally affected by the Floodway Overlay in the northwest corner. Given the low coverage of the overlay, the vast majority of the site is not impacted by the conditions represented by the FO.

The proposed subdivision does not create a lot wholly within the FO. Lot 1 will contain all the land impacted by the FO.

A permit is required to subdivide the land under **Clause 44.03-3**.

Under the Clause, a permit can be granted as the proposed subdivision does not compromise the agricultural values of the subject site, and that the proposal will not lead to any increased inundation risk of the subdivision associated with any land use changes on proposed works. The subdivision will create two lots of greater than 80ha each which can still be actively farmed.

The purpose and decision guidelines of the FO relate to managing risks associated with areas with a high risk of flooding. The portion of the site within the FO is at the very rear of the proposed lot, and will not be used for any purpose except cattle grazing. Grazing on this small section is an existing use so the proposed subdivision will not increase the risk to life or property associated with this land.

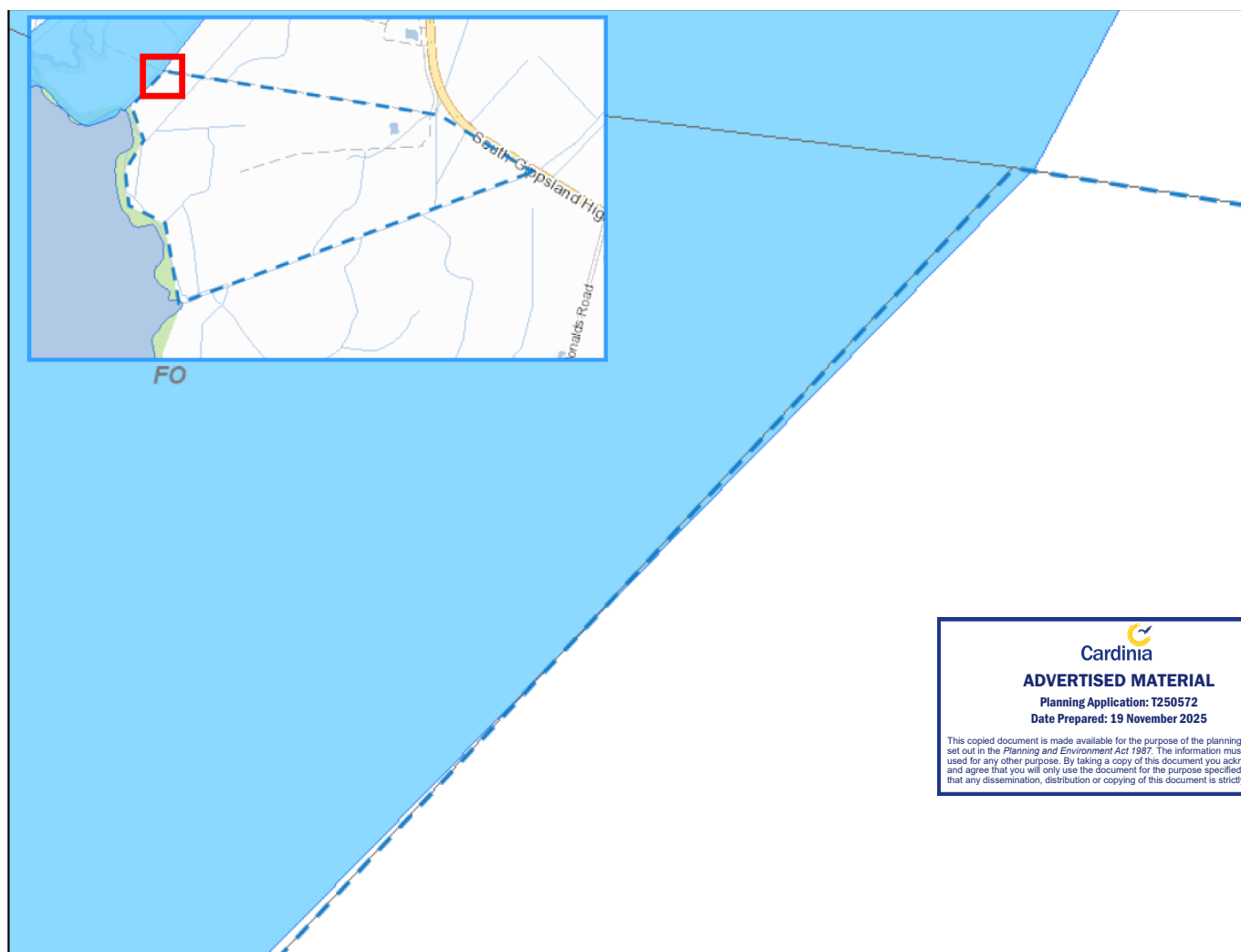


Figure 5: Floodway Overlay Map (Source: VicPlan)



Land Subject to Inundation Overlay (LSIO)

The subject site is wholly overlayed by the LSIO, which aims to identify land prone to flooding and inundation, to ensure that development minimises risk, and to protect water and floodplain health.

Under the Land Subject to Inundation Overlay (LSIO) a planning permit is required for the subdivision of land.

Decision guidelines of Clause 44.04 are considered in Section 5 of this report.

Clause 52.29 Land Adjacent to the Principal Road Network

The subject site is located adjacent to the South Gippsland Highway, a Transport Zone 2 road. Accordingly, a permit is required for subdivision.

Any access created to a road in the Transport Zone 2 will also require a permit. As shown in Figure 6, the new and existing access points are entirely within the Rural Conservation Zone – Schedule 1.

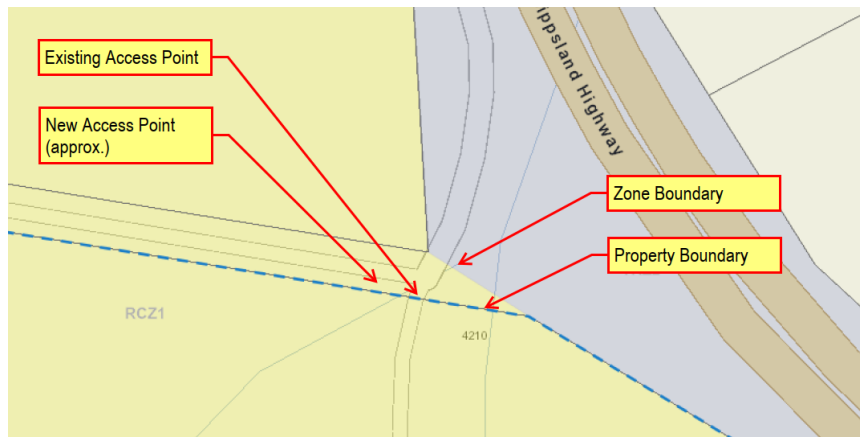


Figure 6: Indicative Existing & Proposed Access (Source: VicPlan 2025)

Noting that a permit is triggered for subdivision, but not for access, we provide the following response to the **Clause 52.29-6** decision guidelines.

The proposed subdivision will have negligible impacts on the operation of the road, as:

- Only one additional rural lot is proposed, which will generate limited additional traffic
- The service road will allow vehicles to enter and exit the property without restricting movement on the South Gippsland Hwy proper.

The proposed subdivision will provide for public safety by:

- Not significantly increasing the number of trips, as only a single additional rural lot is proposed;
- Providing access via a service road, ensuring that there is no increase in the number of crossovers fronting the South Gippsland Hwy. We note that one additional crossover will front the service road.

No other access will be required from the additional rural lot, with both vehicles and machinery to utilise the existing service road. The use of a service road is considered the preferred outcome compared to direct access to the highway.

Clause 65.01 and Clause 65.02 – Decision Guidelines

These Clauses provide general decision criteria for all applications. The decision criteria at Clause 65.01 relates to the approval of an application or plan and would be relevant. The decision criteria at Clause 65.02 relate to the approval of an application to subdivide land and are considered in Section 5 of this report.



5 SUBDIVISION CONSIDERATION

The Rural Conservation Zone allows for the subdivision of the land. Each proposed lot achieves the minimum subdivision area outlined in the Schedule to the Zone (a minimum of 40ha).

The proposal to subdivide the land into two lots is of a scale that respects the purpose of the Rural Conservation Zone. The site of the proposed allotments enables the ongoing use of land for agricultural purposes and respects the environmental sensitivity of the Western Port Bay area.

Aerial observations of nearby (approximately) 40 ha lots show cattle grazing on the land. This suggests that agricultural production can successfully remain on the land. This includes, for example, 4150 South Gippsland Highway Monomeith.

To reflect that there are no implications to ongoing uses from the subdivision, we have prepared an indicative land capability assessment for the proposed Lot 1 which, at 82.1 ha, is the smaller of the two lots proposed. In our view the smaller parcel, of 82.1 ha, will be of an appropriate size to support cattle grazing. Generally, we estimate that around 121 dry cows or 82 cow & calf pairs could be sustained by the proposed lot.

High-Level Calculations

DSE = Dry Sheep Equivalents

8 DSE = 1 Dry Cow

12-15 DSE = 1 Cow & Calf Pair

Improved pasture, reasonable rainfall (8–12 DSE/ha):

Area x Rate = Dry Sheep Equivalents

81* ha x 8 to 12 DSE/ha = 648 to 972 DSE

Number of Dry Cows = Dry Sheep Equivalent / 8

Number of Dry Cows = (648 to 972 DSE) / 8

Number of Dry Cows = 81 to 121

Number of Cow & Calf Pairs = Dry Sheep Equivalent / (12 to 15)

Number of Cow & Calf Pairs = (648 to 972 DSE) / (12 to 15)

Number of Cow & Calf Pairs = MIN of 648/15 & MAX of 972/12

Number of Cow & Calf Pairs = MIN of 43 & MAX of 81

High-performing improved pasture (12–18 DSE/ha):

Area x Rate = Dry Sheep Equivalents

81 ha x 12 to 18 DSE/ha = 972 to 1458 DSE

Number of Dry Cows = Dry Sheep Equivalent / 8

Number of Dry Cows = (972 to 1458 DSE) / 8

Number of Dry Cows = 121 to 182

Number of Cow & Calf Pairs = Dry Sheep Equivalent / (12 to 15)

Number of Cow & Calf Pairs = (972 to 1458 DSE) / (12 to 15)

Number of Cow & Calf Pairs = MIN of 972/15 & MAX of 1458/12

Number of Cow & Calf Pairs = MIN of 64 to MAX of 121

Overall

Number of Dry Cows = 81 to 182 = **Around 121 dry cows**

Number of Cow & Calf Pairs = MIN of 43 to MAX of 121 = **Around 82 cow & calf pairs**

**allowing 1ha of land as encumbered or not suitable for grazing, 81ha remains.*



The proposed subdivision responds positively to the provisions of the Municipal Planning Strategy and the Planning Policy Framework, and the relevant decision guidelines in the Rural Conservation Zone, as discussed in the table below.

In the previous section, the application has considered the decision guidelines for the following permit triggers:

- Clause 42.01-2 – A permit is required to subdivide land in the Environmental Significance Overlay
- Clause 44.03-3 – A permit is required to subdivide land in the Floodway Overlay
- Clause 52.29-2 – A permit is required to subdivide land adjacent to a road in a Transport Zone 2

Below, further detail is provided for the following permit triggers and considerations:

- Clause 35.06-3 – A permit is required to subdivide land in the Rural Conservation Zone
- Clause 44.04-3 – A permit is required to subdivide land in the Land Subject to Inundation Overlay
- Clause 65.02 – Approval of an Application to Subdivide Land

Clause 35.06-6 Decision Guidelines	Proposal Response to Rural Conservation Zone
General Issues	
The Municipal Planning Strategy and the Planning Policy Framework	The proposal is consistent with Clause 21.03, which ensures that the subdivision takes into consideration the landscape and environmental values of the site. The site will continue to operate as a substantial (in lot area) agricultural use which is underpinned by the future directions for Precinct 2: Coastal as per Clause 22.05-3. The proposed subdivision is respectful of the low-density rural character and facilitates the creation of a vacant allotment to mirror this typology, whilst having no impact on the surrounding landscape values. The proposal retains the open and spacious characteristics of the area as well as retaining vegetation. The subdivision is designed in a way that accommodates opportunities for open space and landscaping in views from the public and private realms, which is in accordance with Clause 22.05-3. The proposal is simple in nature and will not isolate any sensitive areas of the site. The subdivision of itself will have no impact on the current operations of the site as demonstrated by surrounding parcels of this size where cattle grazing continues to operate on smaller parcels.
Any Regional Catchment Strategy and associated plan applying to the land.	The site is subject to the Port Phillip & Western Port Regional Catchment Strategy (Melbourne Water). It is considered that the proposed subdivision will not adversely impact the intent of the strategy. Land, water and biodiversity will not be impacted by the proposed subdivision due to the large lot sizes. The land will continue to be used for cattle grazing in a sustainable manner, ensuring the land and any biodiversity remain intact. Water flows or departure points will also be uninterrupted by the subdivision, as cattle grazing will continue on the land. Accordingly, the application will have no impact on the intent of the Port Phillip & Western Port Regional Catchment Strategy.
The capability of the land to accommodate the proposed use or development	The land is capable of being used for agricultural practices, as this is the intent of the zoning and is supported by similar surrounding uses. Generally, a lot of over 80 ha could expect to be used for a practical number of cattle. This is reflected in the surrounding area, which includes lots of less than 82.1 ha that successfully operate grazing activities.

Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The site is surrounded by rural land with associated agricultural uses. The proposal intends to preserve the rural character by supporting the continued use of the land for cattle grazing purposes.
Rural Issues	
The environmental capacity of the site to sustain the rural enterprise.	The site will maintain the agricultural uses and will retain the environmental values on site. Surrounding property within the same local climate have been able to successfully operate grazing operations on lots of less than 80 ha. Accordingly, the proposed agricultural activity is practical and can be successfully undertaken.
Environmental Issues	
An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.	The proposed subdivision will not change the nature of the current land-use, as the site will continue to be used for agricultural purposes. It does not change the status of any sensitive areas, as the pastures are currently grazed by cattle, which will continue once the subdivision is complete. The generous size of the allotments ensures that any future environmental works on the land will not threaten the overall viability of the farming enterprise.
The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	The lots of an appropriate size to retain agricultural operation on the land. The property manages on site drainage without increasing overland water flows. We note that the property is within close proximity to Western Port Bay, allowing for drainage needs to be met without impact on other land or streams.



Clause 44.04-8 Decision Guidelines

Clause 44.04-8 Decision Guidelines	Proposal Response Land Subject to Inundation Overlay
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal aligns with the Planning Policy Framework by maintaining agricultural use and avoiding vegetation removal. The subdivision supports sustainable land management.
Any local floodplain development plan.	No specific local floodplain development plan applies to the site. The subdivision does not involve buildings or earthworks and therefore does not conflict with any known floodplain management strategies.
Any comments from the relevant floodplain management authority.	The application will be referred to Melbourne Water as the relevant floodplain authority. Given the absence of new buildings or changes to ground levels, adverse comments are not anticipated.
The existing use and development of the land.	The land is currently used for cattle grazing with a single rural dwelling. This use will continue post-subdivision, maintaining the same level of permeability on the land.

Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.	The entire site is affected by the LSIO. The subdivision does not propose new use or development, and cattle grazing is suitable for land subject to flood risk.
Alternative design or flood proofing responses.	The design of the subdivision separates the site into two large portions. The cattle grazing will remain safe and efficient.
The susceptibility of the development to flooding and flood damage.	The subdivision itself is not susceptible to flood damage. Future use remains agricultural, which is low-risk in terms of flood vulnerability.
The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include: • The frequency, duration, extent, depth and velocity of flooding of the site and accessway. • The flood warning time available. • Tidal patterns. • Coastal inundation and erosion. • The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.	The subdivision does not increase risk to life or safety. Farming vehicles will be able to exit the site via the existing and future driveways. In the event that these pathways become flooded, vehicles can move through the paddocks, taking the best path for current conditions. The accessway is on the opposite side to western port bay and will not be impacted by coastal erosion. The site is managed for cattle grazing, which poses minimal risk in flood events.
The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.	No physical works are proposed. The subdivision will not alter ground levels, drainage patterns, or flood storage capacity.
The effect of the development on river, marine and coastal health values including wetlands, natural habitat, stream stability, erosion, environmental flows,	The subdivision will not impact coastal or marine health values. No vegetation removal or earthworks are proposed. The land will continue to be used for grazing, which is consistent with current environmental conditions.

water quality, estuaries and sites of scientific significance.	
Any other matters specified in a schedule to this overlay.	No additional matters are specified in the LSIO schedule for this site.

Clause 65.02 –Decision Guidelines

The below table provides an assessment of the proposed subdivision against the relevant Decision Guidelines. The proposal accords with these guidelines.

Decision Guidelines	Response to General Decision Guidelines for Subdivision
The suitability of the land for subdivision.	The proposed subdivision accords with the requirements of the Rural Conservation Zone. The site will retain agricultural use whilst upholding the conservation of environmental values and landscape qualities of the land consistent with the specified objectives and strategies under Clause 21.03-5 Rural residential and rural living development.
The existing use and possible future development of the land and nearby land.	The new lot created will continue to be used for agricultural purposes in accordance with the zoning. The future uses of the land will be controlled by the planning scheme, ensuring that only compatible uses are undertaken on the land. The lots are suitable for cattle grazing consistent with the Clause 21.04-2 objective: To maintain agriculture as a strong and sustainable economic activity within the municipality.
The availability of subdivided land in the locality, and the need for the creation of further lots.	This copied document is made available for the purpose of the planning process as used for any purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and not for any other purpose. ADVERTISED MATERIAL Planning Application: T250572 Date Prepared: 19 November 2025 The proposal refers entirely to large rural properties used for agricultural purposes and is not residential in nature. It does not seek to create residential lots, as this is not the intent or outcome of the proposed subdivision. The subdivision will create two lots that are both capable of being used for agricultural purposes and does not significantly alter the supply of allotments within the municipality.
The effect of development on the use or development of other land which has a common means of drainage.	There is no shared drainage infrastructure on the land. The site relies on on-site dispersal for its legal point of discharge, as is appropriate for a large, agricultural property. The site drains towards the Western Port Bay at the rear.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.	The proposed subdivision follows a logical proposed boundary. It retains existing planted and naturally occurring vegetation. The subdivision proposes no removal of vegetation.
The density of the proposed development.	The proposed subdivision is an appropriate density for a rural area. The lots created are 82.1ha and 106.1ha respectively, which are well above the 40ha minimum subdivision area. The site could theoretically be subdivided into four lots, however the applicant has chosen to seek only a two-lot subdivision, ensuring the two resulting parcels can be used for ongoing agricultural uses at a scale that is feasible well into the future.
The area and dimensions of each lot in the subdivision.	The proposed lot dimensions are consistent with the zone and are above the minimum subdivision area.

The layout of roads having regard to their function and relationship to existing roads	N/A - The proposal creates no roads. Access to both lots is provided via crossovers to the service road connecting to the South Gippsland Highway.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.	N/A - The proposal creates no roads.
The provision and location of reserves for public open space and other community facilities.	N/A – The proposal creates no reserves.
The staging of the subdivision.	N/A – The subdivision will not be staged.
The design and siting of buildings having regard to safety and the risk of spread of fire.	N/A – The proposal does not include any proposed buildings.
The provision of off-street parking.	N/A
The provision and location of common property.	The proposal creates no common property. However, a carriageway easement is created. This easement fulfills the necessary function of allowing the sharing of a rural vehicle track, avoiding the duplication of internal rural infrastructure for shared benefit and efficiency.
The functions of anybody corporate	N/A – The proposal creates no common property
The availability and provision of utility services, including water, sewerage, drainage, electricity, and, where the subdivision is not a residential subdivision, gas.	Power, water and telecommunications are in the road reserve directly in front of the site.
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	The proposed Lot 2 will retain the on-site effluent system associated with the existing dwelling. Lot 1 is vacant, but of sufficient area to provide future treatment locations if a dwelling was ever constructed in future.
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.	N/A - No vegetation is proposed to be removed.
The impact the development will have on the current and future development and operation of the transport system.	Given the access is afforded through a service road via South Gippsland Highway, the impact will be minimal.

The proposed subdivision will facilitate an additional agricultural lot which is aligned with the vision of the Rural Conservation Zone and more broadly, the strategic intent of the area. The area of the lot is more than capable of accommodating cattle grazing both now and into the future.

6 CONCLUSION

The proposed subdivision at 4210 South Gippsland Highway in Caldermeade is consistent with the Cardinia Planning Scheme. The subdivision supports the objectives and strategies of the Planning Policy Framework as well as the zone provisions, which maintain agricultural use and conserve the environmental and landscape values of the area, whilst upholding the established character.

The proposed lots sizes of 82.1 ha and 106.1 ha significantly exceed the minimum subdivision area of the zone. The generous lot sizes will ensure that cattle grazing can continue to be undertaken on the land in a sustainable manner that is compatible with surrounding land uses. Safe and orderly access will be provided via the existing South Gippsland Highway service road.

The subject land is primarily cleared pasture, allowing the property to be subdivided without significant impacts on flora and fauna. The presentation of the rural lots will remain visually similar, supporting views of the landscape. Overall, the application will support the ongoing operation of the cattle farm whilst remaining respectful of the surrounding area.

For the reasons discussed throughout the report, it is respectfully requested that Cardinia Shire Council support the application and issue a planning permit for a two-lot subdivision at 4210 South Gippsland Highway.



Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09647 FOLIO 805

Security no : 124128262537B
Produced 19/09/2025 04:04 PM

LAND DESCRIPTION

Lot 1 on Title Plan 103029P.
PARENT TITLE Volume 08761 Folio 368
Created by instrument L862909A 30/08/1985

MORTGAGE AY369475K 03/09/2024
RMBL INVESTMENTS LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP103029P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 4210 SOUTH GIPPSLAND HIGHWAY CALDERMEADE VIC 3984

ADMINISTRATIVE NOTICES

NIL

eCT Control 22187E MASON PROPERTY LAW
Effective from 06/09/2024

DOCUMENT END

Delivered from the LANDATA System by Dye & Durham Terrain Pty Ltd


Cardina
ADVERTISED MATERIAL
Planning Application: T250572
Date Prepared: 19 November 2025

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1967. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

TITLE PLAN		EDITION 1	TP 103029P						
Location of Land Parish: YALLOCK Township: Section: D Crown Allotment: 1(PT) Crown Portion: Last Plan Reference: Derived From: VOL 9647 FOL 805 Depth Limitation: 15.24 m		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information ENCUMBRANCES As to the land shown marked E-1 - - <u>THE RESERVATION</u> in favour of S.E.C. set out in Crown Grant Vol.8761 - - Fol.368 - - - - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 10/08/1999 VERIFIED: EWA							
ADVERTISED MATERIAL Planning Application: T250572 Date Prepared: 19 November 2025 This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</td> </tr> <tr> <td colspan="2" style="text-align: center; font-size: small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2" style="text-align: center;">PARCEL 1 = CA 1 (PT)</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 1 (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 1 (PT)									
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links							
			Sheet 1 of 1 sheets						